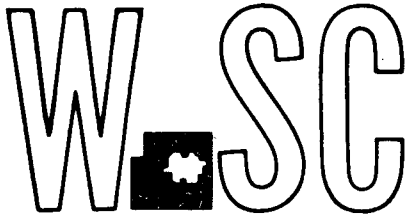


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



April 17, 1986

Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 85-83 - Final Plat of Wickham Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 17, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 11, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

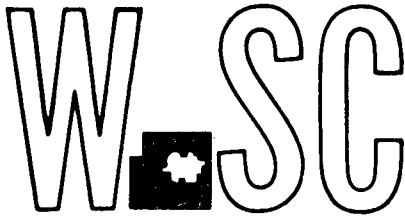
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Howard C. & Jana C. Wickham, 4100 S. West Street, Wichita, KS 67217
Jack Brown, Health Department
Jim Weber, County Engineer
✓ Mike Lindebak, City Engineer

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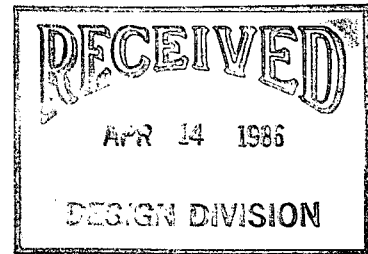
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
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(316) 268-4561

April 11, 1986



Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 85-83 - Final Plat of Wickham Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 10, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The Health Department has advised that soil percolation tests indicate that the use of a septic system is acceptable. The site has also been approved for private water wells.
- B. Since the Health Department has advised that soil conditions allow on-site sewerage and water wells, the Subdivision Committee recommends the waiver of the 40,000 square foot minimum lot area standard required for lots without municipal water or sanitary sewer. 8-103(C)(4)(a).
- C. The applicant shall execute a petition for municipal water which guarantees the extension of municipal water across this lot's frontage to West Street. This petition shall be held until it can be combined with other future water petitions in this area.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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Moehring & Associates

Re: S/D 85-83 - Final Plat of Wickham Addition.

April 11, 1986

Page 2

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 17, 1986. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Howard C. & Jana C. Wickham, 4100 South West Street, Wichita, KS 67217
Jack Brown, Health Department
Jim Weber, County Engineering
✓ Mike Lindebak, City Engineer

Pre-Subdivision 4-10-86

1. Good Old Days, Inc. Alley vacation: 21st & Piatt. No water problem.
2. Barnes' Cottonwood Creek Addition. Prelim. Plat. Existing 12" water main in 29th Street. No water problem.
3. Huntington Place Commercial Addition. Prelim. Plat. Item C, main to be extended. Nearest main is located approximately 825' N. of the NE of Harvest (12" AC)
4. Wicham Addition. Final Plat. Nearest water main at Meridian & MacArthur. Petition for church property being held for future extension in MacArthur. Water in West street located north of 235 R/W. Water not yet available. Suggest obtaining a petition for water to be held until water is available.
5. Wooster Addition. Prelim. Plat. No City Water available. No water problem.
6. Vulcan-North Addition. Final Plat. No city water available.
7. Fred Caso. Grant Utility Esmt. Esmt. is for water main, description verified, no water problems.
8. Robert L. & W. Elaine Halberg. Grant additional utility easement. No water problem.
9. Other Matters.

S/D No.: 85-83 Name: WICKHAM ADDITION

Preliminary Approved: 10/10/85
Scheduled S/D Meeting: 4/10/86

DESCRIPTION

General Location: On the east side of West St., in an area north of MacArthur Road.

Owner: Howard C. & Jana C. Wickham, 4100 South West St., Wichita, KS 67217
Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 0.61 Acre
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
3. Minimum Lot Area: 21,780 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "E" (SCZ-0550)

STAFF COMMENTS:

NOTE: The applicant's associated County zone case (SCZ-0550), requesting "R-1" Suburban Residential to "E" Light Industrial, has been approved subject to platting.

- A. When the associated zone case was approved subject to platting, the applicant was advised that approval of this industrially-zoned property for use of on-site sewerage and water wells might not be possible. In general, industrial activity is not compatible with the use of septic systems and this case is further complicated by the fact that the lot in question does not meet the 40,000 square foot minimum area requirement for on-site sewerage and water wells. The lot contains only 21,780 square feet. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- D. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 85-83 Name: WICKHAM ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/10/85

DESCRIPTION

General Location: On the east side of West St. in an area north of MacArthur Rd.
Owner: Howard C. & Jana C. Wickham, 4100 South West St., Wichita, KS 67217
Surveyor/Engineer: Moehring & Associates

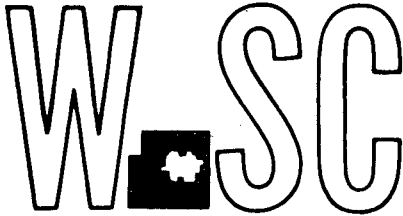
1. Gross Acreage of Plat: 0.61 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 21,780 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "E"
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STAFF COMMENTS:

NOTE: The applicant's associated County zone case (SCZ-0550) requesting "R-1" Suburban Residential to "E" Light Industrial has been approved subject to platting.

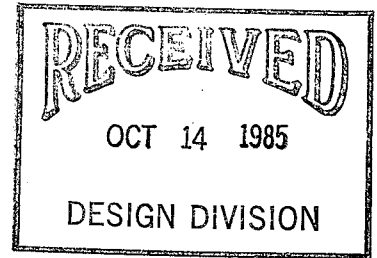
- A. When the associated zone case was approved subject to platting, the applicant was advised that approval of this industrially-zoned property for use of on-site sewerage and water wells might not be possible. In general, industrial activity is not compatible with the use of septic systems and this case is further complicated by the fact that the lot in question does not meet the 40,000 square foot minimum area requirement for on-site sewerage and water wells. The lot contains only 21,780 square feet. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The final plat shall indicate the platting of "Access control except for one (1) opening" to West Street across the west line of this lot.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall reference, in the platlor's text, the dedication of access controls to West Street across the west line of the plat.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- H. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, are any drainage guarantees required with the platting of this property?

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



October 11, 1985

Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 85-83 - Preliminary Plat of Wickham Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 10, 1985, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. When the associated zone case was approved subject to platting, the applicant was advised that approval of this industrially-zoned property for use of on-site sewerage and water wells might not be possible. In general, industrial activity is not compatible with the use of septic systems and this case is further complicated by the fact that the lot in question does not meet the 40,000 square foot minimum area requirement for on-site sewerage and water wells. The lot contains only 21,780 square feet. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The final plat shall indicate the platting of "Access control except for one (1) opening" to West Street across the west line of this lot.
- C. The final plat shall reference, in the plat's text, the dedication of access controls to West Street across the west line of the plat.
- D. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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Moehring & Associates

Re: S/D 85-83 - Preliminary Plat of Wickham Addition

October 11, 1985

Page 2

F. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Howard C. & Jana C. Wickham, 4100 South West St., Wichita, KS
Mike Lindebak, City Engineer
Jack Brown, Health Department

Pre Sub Oct. 10 85

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1. Edward Clupny. Setback Vacation. No water problem.
2. Karl Solomon. Sewer Esmt. Vacation. No water problem.
3. John Monteith. Utility Esmt. Vacation. No water problem.
4. Carriage Park Care Center. 12" Water along north side,
24" Water along west side. No water problem.
5. Wickham Addition. City water not yet available. No water problems.
6. Gordon Norris Second Addition. No water problems.
7. A. M. F. Addition. Item B. Cessna has a proposed water project to extend water from 31st St. So. to N.E. of Cessna Wallace Property. If necessary, A.M.F. owner could become part of the project. Status of Cessna project: it is a "go", but by P.D. or Private Contractor is unknown.
8. Cottonwood Village Sixth Addition. Item B. Water to be extended. No water problem.
9. Andria Addition. Item B, water to be extended. Note: Water is existing across property along Maple, in Maple R/W.
10. Racon Addition. Item B. No water available. No water problems.
11. Vulcan-Frontier Addition. Item B. No city water available.
12. Leiker Addition. Existing water. No water problems
13. Wong Addition. No water problems. Existing water available.
14. West Side Free Will Baptist Church Addition. Item B. Water not yet available. No water problems.

15. Roy Alladdawi. Grant Utility Esmt. No water problems.
16. Marvin Nieden. Grant Utility Esmt. No water problem.
17. Angelo Fasciano. Grant Utility Esmt. No water problem.
18. The Pines Associates. Grant Utility Esmt. No water problem.